

April 5, 2021

Mike Mietzner mikem@mietznergroup.com

RE: Limited Geotechnical Evaluation

Proposed Residential Development 5830 186th Place SW Lynnwood, Washington

In accordance with your authorization, Cobalt Geosciences, LLC has prepared this letter to discuss the results of our limited geotechnical evaluation at the referenced site.

The purpose of our evaluation was to provide recommendations for foundation design, stormwater management and retaining walls.

Site and Project Description

The site is located at 5830 186th Place SW in Lynnwood, Washington. The site consists of one nearly rectangular shaped parcel (No. 00374300500803) with a total area of about 0.69 acres.

The northern portion of the site is developed with a single-family residence, accessory structure, and driveway. The remainder of the property is undeveloped and vegetated with grasses, bushes, and sparse trees.

The site slopes downward from east to west at magnitudes of 5 to 10 percent and relief of about 5 feet.

The property is bordered to the east and west by residential properties, to the north by 186th Place SW, and to the south by an access roadway.

The project includes subdivision of the parcel followed by construction of four new residences and driveways. Stormwater management may include dispersion, detention, or infiltration facilities depending on feasibility.

Area Geology

The <u>Geologic Map of the Edmonds East and West Quadrangle</u> indicates that the site is underlain by Vashon Glacial Till.

These deposits include mixtures of silt, sand, clay and gravel that become stiffer/denser with depth. There is often a variably thick weathered zone of looser materials that can be 5 to 15 feet in places.

Soil & Groundwater Conditions

As part of our evaluation, we excavated three test pits and two hand borings within the property to determine the shallow soil and groundwater conditions, where accessible.

The explorations encountered about 6 inches of topsoil and grass underlain by about 2.5 to 4.5 feet of loose to medium dense, silty-fine to medium grained sand trace gravel (Weathered Glacial Till). This layer was underlain by dense to very dense, silty-fine to fine grained sand trace gravel (Glacial Till), which continued to the termination depths of the explorations.

Groundwater was not encountered in the explorations. Seasonally perched groundwater could be present during late winter and spring months on the unweathered glacial till.

Water table elevations often fluctuate over time. The groundwater level will depend on a variety of factors that may include seasonal precipitation, irrigation, land use, climatic conditions and soil permeability. Water levels at the time of the field investigation may be different from those encountered during the construction phase of the project.

Erosion Hazard

The <u>Natural Resources Conservation Services</u> (NRCS) maps for Snohomish County indicate that the site is underlain by Alderwood-Urban land complex (2 to 8 percent slopes). These soils would have a slight to moderate erosion potential in a disturbed state depending on the slope magnitude.

It is our opinion that soil erosion potential at this project site can be reduced through landscaping and surface water runoff control. Typically, erosion of exposed soils will be most noticeable during periods of rainfall and may be controlled by the use of normal temporary erosion control measures, such as silt fences, hay bales, mulching, control ditches and diversion trenches. The typical wet weather season, with regard to site grading, is from October 31st to April 1st. Erosion control measures should be in place before the onset of wet weather.

Seismic Hazard

The overall subsurface profile corresponds to a Site Class D as defined by Table 1613.5.2 of the International Building Code (IBC). A Site Class D applies to an overall profile consisting of stiff/medium dense soils within the upper 100 feet.

We referenced the U.S. Geological Survey (USGS) Earthquake Hazards Program Website to obtain values for S_S , S_I , F_a , and F_v . The USGS website includes the most updated published data on seismic conditions. The following tables provide seismic parameters from the USGS web site with referenced parameters from ASCE 7-10 and 7-16.

Seismic Design Parameters (ASCE 7-10)

Site Class	Spectral Acceleration at 0.2 sec. (g)	Spectral Acceleration at 1.0 sec. (g)	Si Coeffi	te cients	Design Response	Design PGA	
			Fa	F_{v}	$\mathbf{S}_{ ext{DS}}$	S_{D1}	
D	1.304	0.511	1.0	1.5	0.87	0.511	0.534

Seismic Design Parameters (ASCE 7-16)

Site Class	Spectral Acceleration at 0.2 sec. (g)	Spectral Acceleration at 1.0 sec. (g)	Si Coeffi	te cients	Design Response I	Design PGA	
			Fa	$F_{\rm v}$	$S_{ m DS}$	S_{D1}	
D	1.311	0.465	1.0	Null	0.874	Null	0.562

Additional seismic considerations include liquefaction potential and amplification of ground motions by soft/loose soil deposits. The liquefaction potential is highest for loose sand with a high groundwater table. The site has a low likelihood of liquefaction.

Conclusions and Recommendations

General

The site is underlain by weathered and unweathered Vashon Glacial Till. The proposed residences may be supported on shallow foundation systems bearing on medium dense or firmer native soils or on structural fill placed on the native soils.

Infiltration is not feasible due to the presence of dense, fine-grained soil deposits, which act as an aquitard. We recommend utilizing dispersion systems if there is adequate space along with detention systems with direct connection of overflow to City infrastructure. We should be provided with the final plans to verify suitability of the system locations and elevations.

Site Preparation

Trees, shrubs and other vegetation should be removed prior to stripping of surficial organic-rich soil and fill. Based on observations from the site investigation program, it is anticipated that the stripping depth will be 6 to 18 inches. Deeper excavations will be necessary below large trees where root systems can extend to greater depths, in areas of any existing foundation systems, and in any areas underlain by undocumented fill.

The native soils consist of silty-sand with gravel. Most of the native soils may be used as structural fill provided they achieve compaction requirements and are within 3 percent of the optimum moisture. Some of these soils may only be suitable for use as fill during the summer months, as they will be above the optimum moisture levels in their current state. These soils are variably moisture sensitive and may degrade during periods of wet weather and under equipment traffic.

Imported structural fill should consist of a sand and gravel mixture with a maximum grain size of 3 inches and less than 5 percent fines (material passing the U.S. Standard No. 200 Sieve). Structural fill should be placed in maximum lift thicknesses of 12 inches and should be compacted to a minimum of 95 percent of the modified proctor maximum dry density, as determined by the ASTM D 1557 test method.

Temporary Excavations

Based on our understanding of the project, we anticipate that the grading could include local cuts on the order of approximately 4 feet or less for foundation and utility placement. Any deeper temporary excavations should be sloped no steeper than 1.5H:1V (Horizontal:Vertical) in loose native soils and fill, 1H:1V in medium dense native soils, and 3/4H:1V in dense to very dense native soils. If an excavation is subject to heavy vibration or surcharge loads, we recommend that the excavations be sloped no steeper than 2H:1V, where room permits.

Temporary cuts should be in accordance with the Washington Administrative Code (WAC) Part N, Excavation, Trenching, and Shoring. Temporary slopes should be visually inspected daily by a qualified person during construction activities and the inspections should be documented in daily reports. The contractor is responsible for maintaining the stability of the temporary cut slopes and reducing slope erosion during construction.

Temporary cut slopes should be covered with visqueen to help reduce erosion during wet weather, and the slopes should be closely monitored until the permanent retaining systems or slope configurations are complete. Materials should not be stored or equipment operated within 10 feet of the top of any temporary cut slope.

Soil conditions may not be completely known from the geotechnical investigation. In the case of temporary cuts, the existing soil conditions may not be completely revealed until the excavation work exposes the soil. Typically, as excavation work progresses the maximum inclination of temporary slopes will need to be re-evaluated by the geotechnical engineer so that supplemental recommendations can be made. Soil and groundwater conditions can be highly variable. Scheduling for soil work will need to be adjustable, to deal with unanticipated conditions, so that the project can proceed and required deadlines can be met.

If any variations or undesirable conditions are encountered during construction, we should be notified so that supplemental recommendations can be made. If room constraints or groundwater conditions do not permit temporary slopes to be cut to the maximum angles allowed by the WAC, temporary shoring systems may be required. The contractor should be responsible for developing temporary shoring systems, if needed. We recommend that Cobalt Geosciences and the project structural engineer review temporary shoring designs prior to installation, to verify the suitability of the proposed systems.

Stormwater Management Feasibility

The site is underlain by weathered and unweathered Glacial Till. Unweathered glacial till acts as a restrictive layer, causing runoff or precipitation to become perched and then migrate laterally along this contact. At this site, infiltrating runoff would likely migrate onto properties to the west, possibly entering basements or crawlspaces.

We performed a small scale pilot infiltration test in TP-1 at a depth of 4 feet below grade. Following saturation, testing, and application of correction factors for site variability (0.7), influent control (0.9), and testing (0.5), the final rate was 0.20 inches per hour. This is lower than what is considered to be feasible.

We recommend collecting stormwater from impervious surfaces into detention systems with overflow to City infrastructure. If there is adequate space, minor dispersion could be considered. We can provide additional recommendations upon request and once site plans have been developed.

Foundation Design

The proposed residential buildings may be supported on shallow spread footing foundation systems bearing on undisturbed dense or firmer native soils or on properly compacted structural fill placed on the suitable native soils. Any undocumented fill and/or loose native soils should be removed and replaced with structural fill below foundation elements. Structural fill below footings should consist of clean angular rock 5/8 to 4 inches in size.

For shallow foundation support, we recommend widths of at least 16 and 24 inches, respectively, for continuous wall and isolated column footings supporting the proposed structure. Provided that the footings are supported as recommended above, a net allowable bearing pressure of 2,000 pounds per square foot (psf) may be used for design. Detention vaults set at least 5 feet below grade may be designed using a pressure of 5,000 psf.

A 1/3 increase in the above value may be used for short duration loads, such as those imposed by wind and seismic events. Structural fill placed on bearing, native subgrade should be compacted to at least 95 percent of the maximum dry density based on ASTM Test Method D1557. Footing excavations should be inspected to verify that the foundations will bear on suitable material.

Exterior footings should have a minimum depth of 18 inches below pad subgrade (soil grade) or adjacent exterior grade, whichever is lower. Interior footings should have a minimum depth of 12 inches below pad subgrade (soil grade) or adjacent exterior grade, whichever is lower.

If constructed as recommended, the total foundation settlement is not expected to exceed 1 inch. Differential settlement, along a 25-foot exterior wall footing, or between adjoining column footings, should be less than ½ inch. This translates to an angular distortion of 0.002. Most settlement is expected to occur during construction, as the loads are applied. However, additional post-construction settlement may occur if the foundation soils are flooded or saturated. All footing excavations should be observed by a qualified geotechnical consultant.

Resistance to lateral footing displacement can be determined using an allowable friction factor of 0.40 acting between the base of foundations and the supporting subgrades. Lateral resistance for footings can also be developed using an allowable equivalent fluid passive pressure of 225 pounds per cubic foot (pcf) acting against the appropriate vertical footing faces (neglect the upper 12 inches below grade in exterior areas). The frictional and passive resistance of the soil may be combined without reduction in determining the total lateral resistance.

Care should be taken to prevent wetting or drying of the bearing materials during construction. Any extremely wet or dry materials, or any loose or disturbed materials at the bottom of the footing excavations, should be removed prior to placing concrete. The potential for wetting or drying of the bearing materials can be reduced by pouring concrete as soon as possible after completing the footing excavation and evaluating the bearing surface by the geotechnical engineer or his representative.

Concrete Retaining Walls

The following table, titled **Wall Design Criteria**, presents the recommended soil related design parameters for retaining walls with a level backslope. Contact Cobalt if an alternate retaining wall system is used. This has been included if basements or detention vaults are utilized.

Wall Design Criteria	
"At-rest" Conditions (Lateral Earth Pressure – EFD+)	55 pcf (Equivalent Fluid Density)
"Active" Conditions (Lateral Earth Pressure – EFD+)	35 pcf (Equivalent Fluid Density)
Seismic Increase for "At-rest" Conditions (Lateral Earth Pressure)	21H* (Uniform Distribution) 1 in 2,500 year event
Seismic Increase for "At-rest" Conditions (Lateral Earth Pressure)	14H* (Uniform Distribution) 1 in 500 year event
Seismic Increase for "Active" Conditions (Lateral Earth Pressure)	7H* (Uniform Distribution)
Passive Earth Pressure on Low Side of Wall (Allowable, includes F.S. = 1.5)	Neglect upper 2 feet, then 300 pcf EFD+
Soil-Footing Coefficient of Sliding Friction (Allowable; includes F.S. = 1.5)	0.40

^{*}H is the height of the wall; Increase based on one in 500 year seismic event (10 percent probability of being exceeded in 50 years),

The stated lateral earth pressures do not include the effects of hydrostatic pressure generated by water accumulation behind the retaining walls. Uniform horizontal lateral active and at-rest pressures on the retaining walls from vertical surcharges behind the wall may be calculated using active and at-rest lateral earth pressure coefficients of 0.3 and 0.5, respectively. A soil unit weight of 125 pcf may be used to calculate vertical earth surcharges.

To reduce the potential for the buildup of water pressure against the walls, continuous footing drains (with cleanouts) should be provided at the bases of the walls. The footing drains should consist of a minimum 4-inch diameter perforated pipe, sloped to drain, with perforations placed down and enveloped by a minimum 6 inches of pea gravel in all directions.

The backfill adjacent to and extending a lateral distance behind the walls at least 2 feet should consist of free-draining granular material. All free draining backfill should contain less than 3 percent fines (passing the U.S. Standard No. 200 Sieve) based upon the fraction passing the U.S. Standard No. 4 Sieve with at least 30 percent of the material being retained on the U.S. Standard No. 4 Sieve. The primary purpose of the free-draining material is the reduction of hydrostatic pressure. Some potential for the moisture to contact the back face of the wall may exist, even with treatment, which may require that more extensive waterproofing be specified for walls, which require interior moisture sensitive finishes.

We recommend that the backfill be compacted to at least 90 percent of the maximum dry density based on ASTM Test Method D1557. In place density tests should be performed to verify adequate compaction. Soil compactors place transient surcharges on the backfill. Consequently, only light hand operated equipment is recommended within 3 feet of walls so that excessive stress is not imposed on the walls.

⁺EFD - Equivalent Fluid Density

Slab-on-Grade

We recommend that the upper 18 inches of the existing fill and/or native soils within slab areas be re-compacted to at least 95 percent of the modified proctor (ASTM D1557 Test Method).

Often, a vapor barrier is considered below concrete slab areas. However, the usage of a vapor barrier could result in curling of the concrete slab at joints. Floor covers sensitive to moisture typically requires the usage of a vapor barrier. A materials or structural engineer should be consulted regarding the detailing of the vapor barrier below concrete slabs. Exterior slabs typically do not utilize vapor barriers.

The American Concrete Institutes ACI 360R-06 Design of Slabs on Grade and ACI 302.1R-04 Guide for Concrete Floor and Slab Construction are recommended references for vapor barrier selection and floor slab detailing.

Slabs on grade may be designed using a coefficient of subgrade reaction of 210 pounds per cubic inch (pci) assuming the slab-on-grade base course is underlain by structural fill placed and compacted as outlined in Section 8.1. A 4- to 6-inch-thick capillary break layer should be placed over the prepared subgrade. This material should consist of pea gravel or 5/8 inch clean angular rock.

A perimeter drainage system is recommended unless interior slab areas are elevated a minimum of 12 inches above adjacent exterior grades. If installed, a perimeter drainage system should consist of a 4 inch diameter perforated drain pipe surrounded by a minimum 6 inches of drain rock wrapped in a non-woven geosynthetic filter fabric to reduce migration of soil particles into the drainage system. The perimeter drainage system should discharge by gravity flow to a suitable stormwater system.

Exterior grades surrounding buildings should be sloped at a minimum of one percent to facilitate surface water flow away from the building and preferably with a relatively impermeable surface cover immediately adjacent to the building.

Erosion and Sediment Control

Erosion and sediment control (ESC) is used to reduce the transportation of eroded sediment to wetlands, streams, lakes, drainage systems, and adjacent properties. Erosion and sediment control measures should be implemented, and these measures should be in general accordance with local regulations. At a minimum, the following basic recommendations should be incorporated into the design of the erosion and sediment control features for the site:

- Schedule the soil, foundation, utility, and other work requiring excavation or the disturbance of the site soils, to take place during the dry season (generally May through September). However, provided precautions are taken using Best Management Practices (BMP's), grading activities can be completed during the wet season (generally October through April).
- All site work should be completed and stabilized as quickly as possible.
- Additional perimeter erosion and sediment control features may be required to reduce the possibility of sediment entering the surface water. This may include additional silt fences, silt fences with a higher Apparent Opening Size (AOS), construction of a berm, or other filtration systems.

• Any runoff generated by dewatering discharge should be treated through construction of a sediment trap if there is sufficient space. If space is limited other filtration methods will need to be incorporated.

Closure

The information presented herein is based upon professional interpretation utilizing standard practices and a degree of conservatism deemed proper for this project. We emphasize that this report is valid for this project as outlined above and for the current site conditions and should not be used for any other site.

Sincerely,

Cobalt Geosciences, LLC



4/5/2021 Phil Haberman, PE, LG, LEG Principal

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TP-1
HB-1
Approximate
Test Pit and Hand Boring
Location





Proposed Development 5830 186th Place SW Lynnwood, Washington SITE PLAN
FIGURE 1

Cobalt Geosciences, LLC P.O. Box 1792 North Bend, WA 98045 (206) 331-1097 www.cobaltgeo.com phil@cobaltgeo.com

Unified Soil Classification System (USCS)									
I	MAJOR DIVISIONS		SYMBOL	TYPICAL DESCRIPTION					
		Clean Gravels	GW	Well-graded gravels, gravels, gravel-sand mixtures, little or no fines					
	Gravels (more than 50% of coarse fraction	(less than 5% fines)	GP GP	Poorly graded gravels, gravel-sand mixtures, little or no fines					
COARSE	retained on No. 4 sieve)	Gravels with Fines	GM	Silty gravels, gravel-sand-silt mixtures					
GRAINED SOILS	,	(more than 12% fines)	GC	Clayey gravels, gravel-sand-clay mixtures					
(more than 50% retained on No. 200 sieve)	Sands	Clean Sands (less than 5%	SW	Well-graded sands, gravelly sands, little or no fines					
110. 200 sieve)	(50% or more of coarse fraction	fines)	SP	Poorly graded sand, gravelly sands, little or no fines					
	passes the No. 4 sieve)	Sands with Fines	SM	Silty sands, sand-silt mixtures					
		(more than 12% fines)	sc	Clayey sands, sand-clay mixtures					
	g'lı l.gl	Inorganic	ML	Inorganic silts of low to medium plasticity, sandy silts, gravelly silts, or clayey silts with slight plasticity					
FINE GRAINED	Silts and Clays (liquid limit less than 50)	morganic	CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays silty clays, lean clays					
SOILS (50% or more	3	Organic	OL	Organic silts and organic silty clays of low plasticity					
passes the No. 200 sieve)	g'lı lol	Inorganic	МН	Inorganic silts, micaceous or diatomaceous fine sands or silty soils, elastic silt					
	Silts and Clays (liquid limit 50 or more)	morganic	CH	Inorganic clays of medium to high plasticity, sandy fat clay, or gravelly fat clay					
	,	Organic	ОН	Organic clays of medium to high plasticity, organic silts					
HIGHLY ORGANIC SOILS	Primarily organic ma and organic odor	atter, dark in color,	<u>₩</u>	Peat, humus, swamp soils with high organic content (ASTM D4427)					

Classification of Soil Constituents

MAJOR constituents compose more than 50 percent, by weight, of the soil. Major constituents are capitalized (i.e., SAND).

Minor constituents compose 12 to 50 percent of the soil and precede the major constituents (i.e., silty SAND). Minor constituents preceded by "slightly" compose 5 to 12 percent of the soil (i.e., slightly silty SAND).

Trace constituents compose o to 5 percent of the soil (i.e., slightly silty SAND, trace gravel).

Relative Density	Consistency				
(Coarse Grained Soils)	(Fine Grained Soils)				
N, SPT, Relative Blows/FT Density 0 - 4 Very loose 4 - 10 Loose 10 - 30 Medium dense 30 - 50 Dense Over 50 Very dense	N, SPT, Relative Blows/FT Consistency Under 2 Very soft 2 - 4 Soft 4 - 8 Medium stiff 8 - 15 Stiff 15 - 30 Very stiff Over 30 Hard				

Grain Size Definitions								
Description	Sieve Number and/or Size							
Fines	<#200 (0.08 mm)							
Sand -Fine -Medium -Coarse	#200 to #40 (0.08 to 0.4 mm) #40 to #10 (0.4 to 2 mm) #10 to #4 (2 to 5 mm)							
Gravel -Fine -Coarse	#4 to 3/4 inch (5 to 19 mm) 3/4 to 3 inches (19 to 76 mm)							
Cobbles	3 to 12 inches (75 to 305 mm)							
Boulders	>12 inches (305 mm)							

	Moisture Content Definitions
Dry	Absence of moisture, dusty, dry to the touch
Moist	Damp but no visible water
Wet	Visible free water, from below water table



					Test Pit TP-1								
								ındv	vater: No	ne			
Contrac	ctor: Ji	m			Elevation:		Logo	ged I	By: PH		ked B	•	
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				mottled yellowi: Till) Dense to very c	m dense, silty-fine to medium grained sh brown to grayish brown, moist. (We dense, silty-fine to medium grained sa n to grayish brown, moist. (Glacial Till)	lacial							
—8 —9 —10				End of Test Pit 7									
Dada	4 1- (25.000	\ 1		Test Pit TP-2	2							
Date: M			21		Depth: 7'				vater: No By: PH		ked B	v: SC	
Depth (Feet)	Interval	Graphic Log	USCS Symbol		Elevation: Logo Material Description			Groundwater	Plastic Limit DC	Moisture (Content	(%) Liquid Limit	F.O.
— 1 — 2 — 3———				mottled yellow Till)	um dense, silty-fine to medium graine ish brown to grayish brown, moist. (W lense, silty-fine to medium grained sai	eathered C	Flacial		0 10	20	30	40	50
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—8 —9 —10				End of Test Pit 7	,								
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					Test Pit TP-3							
Date: M	March :	25, 202	21		Depth: 7'	Gro	undv	vater: No	ne			
Contrac	ctor: Ji	m			Elevation: Log			By: PH	By: SC			
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1234567			SM	mottled yellowis Till) Dense to very c	m dense, silty-fine to medium grained sand with brown to grayish brown, moist. (Weathered dense, silty-fine to medium grained sand with go to grayish brown, moist. (Glacial Till)	Glacial						
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					Hand Boring HB-1	1						
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Contrac	ctor: C	I	ı	1	Elevation:	Log	gged By: PH Checked By: SC					
Depth (Feet)	Interval	Graphic Log	USCS Symbol		Material Description			Plastic L Limit	Aoisture Content CP Equivalent N 20 30	Liquid Limit	50	
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		GE O	B	ALT ENCES	Proposed Res. Development 5830 186th Place SW Lynnwood, Washington		H Bo	t Pit & and oring ogs	P.O. Box 82: Kenmore, W (206) 331-10 www.cobalts cobaltgeo@s	243 /A 98028 097 geo.com		

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